

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/20a Riddle Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$740,000

&

\$780,000

### Median sale price

Median price

\$1,023,500

Property Type

Unit

Suburb

Bentleigh

Period - From

01/10/2022

to

31/12/2022

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/4 Whitmuir Rd BENTLEIGH 3204	\$886,000	29/10/2022
2	3/7 Allanby Gr BENTLEIGH EAST 3165	\$805,000	08/12/2022
3	2/174 East Boundary Rd BENTLEIGH EAST 3165	\$760,000	12/09/2022

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/02/2023 09:41

1/20a Riddle Street, Bentleigh Vic 3204

**Jellis Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

**Indicative Selling Price**

\$740,000 - \$780,000

**Median Unit Price**

December quarter 2022: \$1,023,500



2 1 2

**Property Type:** Villa

**Land Size:** 200 sqm approx

**Agent Comments**

## Comparable Properties



**2/4 Whitmuir Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$886,000

**Method:** Auction Sale

**Date:** 29/10/2022

**Property Type:** Unit



**3/7 Allanby Gr BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$805,000

**Method:** Auction Sale

**Date:** 08/12/2022

**Property Type:** Unit



**2/174 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$760,000

**Method:** Private Sale

**Date:** 12/09/2022

**Property Type:** Unit

**Land Size:** 250 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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